

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

COUNCIL MEETING DATE: **October** 19, 1988

FROM: THE CITY MANAGERS OFFICE

SUBJECT: APPEAL OF ROSE MARIE MENDONCA OF PLANNING COMMISSION'S DENIAL REGARDING THE GENERAL PLAN AMENDMENT AND REZONING OF PARCELS AT 537 AND 539 EAST PINE STREET

INDICATED ACTION: The City Council should conduct a public hearing to consider the appeal of Rose Marie Mendonca of the Planning Commission's denial of the requests (1) to amend the Land Use Element of the Lodi General Plan by redesignating 537 and 539 East Pine Street from Residential to Commercial and (2) to rezone 537 and 539 East Pine Street from R-1 (Single-Family-East Side) to C-2, General Commercial.

If the City Council reverses to Planning Commission, it must also certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

Section 17.84.050 of the Lodi Municipal Code states in part:

"... the City Council may by a four-fifths vote of the entire Council grant any appealed application and adopt by the vote an ordinance effecting such proposed changes or portions thereof."

BACKGROUND INFORMATION At its meeting of Monday, August 8, 1988 the Planning Commission by a unanimous vote denied the above described General Plan Amendment and Rezoning request. In making its decision the Planning Commission drew the following conclusions:

1. that the subject properties were not affected any more than the hundreds of other properties which were rezoned to R-1, Single Family Residential under the Eastside Rezoning; and
2. that the properties could be redeveloped with a four-plex or two single-family houses which would be more compatible with the adjacent residential properties.



JAMES B. SCHROEDER  
Community Development Director

Attachment

*Rose  
Marie*

REALTY

(209)334-1642 / 1 NORTH CHEROKEE LANE / LODI, CALIFORNIA 95240

RECEIVED

1988 SEP 23 11:41

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

September 23, 1988

RE: Appeal of Rose Marie Mendonça on 537 & 539 East Pine

Alice M. Reimche, CityClerk  
City Council Chambers  
212 W. Pine Street  
Lodi, CA 95240

Dear Mrs. Reimche:

I must withdraw the appeal of the Planning Commission Denial of General Plan Amendment and rezoning of parcels located 537 & 539 East Pine Steet. This hearing was scheduled for your September 28 meeting and I would like to have it continued to October 26th meeting. I appreciate your help in this matter and am sorry for the inconvenience.

Thank you:

Rose Marie Mendonca

THE REPRODUCTION OF THIS  
DOCUMENT CANNOT BE  
IMPROVED DUE TO THE  
CONDITION OF THE ORIGINAL

NOTICE OF PUBLIC HEARING

TO CONSIDER THE APPEAL OF ROSEMARIE MENDONCA  
OF THE PLANNING COMMISSION'S DENIAL REGARDING  
THE GENERAL PLAN AMENDMENT AND REZONING OF PARCELS  
LOCATED AT 537 AND 539 EAST PINE STREET

NOTICE IS HEREBY GIVEN that on Wednesday, September 28, 1988 at the hour of 7:30 pm., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider the appeal of RoseMarie Mendonca of the Planning Commission's denial regarding the General Plan Amendment and Rezoning of parcels located at 537 and 539 East Pine Street.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

By Order Of the Lodi City Council :

  
Alice R. Brumche  
City Clerk

Dated: September 7, 1988

Approved as to form:

Bobby W. McNatt  
City Attorney



PH/44  
TXTA.02D

MENDONCA  
AMENDMENT & REZONING  
537 & 539 E. PINE ST.  
R-1 TO C-1

2-88-03  
ND-88-05  
GPA-LU-88-02

8-8-88



NOTICE OF CONTINUED PUBLIC HEARING

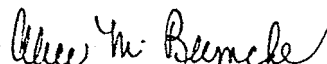
TO CONSIDER THE APPEAL OF ROSEMARIE MENDONCA  
OF THE PLANNING COMMISSION'S DENIAL REGARDING  
THE GENERAL PLAN AMENDMENT AND REZONING OF PARCELS  
LOCATED AT 537 AND 539 EAST PINE STREET

NOTICE IS HEREBY GIVEN that on Wednesday, October 19, 1988 at the hour of 7:30 pm., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a continued public hearing to consider the appeal of RoseMarie Mendonca of the Planning Commission's denial regarding the General Plan Amendment and Rezoning of parcels located at 537 and 539 East Pine Street.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

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By Order Of the Lodi City Council :

  
Alice-M. Reimche  
City Clerk

Dated: September 28, 1988

Approved as to form:

  
Bobby W. McNatt  
City Attorney

PH/44  
TXTA. 02D

NOTICE OF CONTINUED PUBLIC HEARING

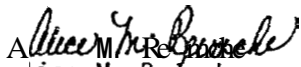
TO CONSIDER THE APPEAL OF ROSEMARIE MENDONCA  
OF THE PLANNING COMMISSION'S DENIAL REGARDING  
THE GENERAL PLAN AMENDMENT AND REZONING OF PARCELS  
LOCATED AT 537 AND 539 EAST PINE STREET

NOTICE IS HEREBY GIVEN that on Wednesday, November 16, 1988 at the hour of 7:30 pm., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a continued public hearing to consider the appeal of RoseMarie Mendonca of the Planning Commission's denial regarding the General Plan Amendment and Rezoning of parcels located at 537 and 539 East Pine Street.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written Statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

By Order Of the Lodi City Council :

  
Alice M. Reimche  
City Clerk

Dated: October 19, 1988

Approved as to form:

  
Bobby W. McNatt  
City Attorney

PH/44  
TXTA. 02D

DECLARATION OF MAILING

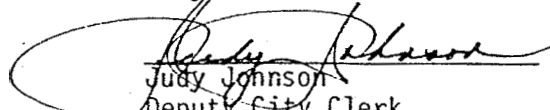
On October 25, 1988 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 25, 1988, at Lodi, California.

\_\_\_\_\_  
ALICE M. REIMCHE  
City Clerk

  
\_\_\_\_\_  
Judy Johnson  
Deputy City Clerk

MAILING LIST FOR: 537 E PINE (Mendenca)				0413-170-103		FILE #	
file#	grkl	API	OWNERS NAME	MAILING ADDRESS	CITY, STATE	ZIP	
021	01	013-170-103	HOLT JOSEPH	3156 THISTLE DOWN CT	PLUMANTON CA	94526	
021	016	1	GRANADA JUDNA	525 E PINE			
021	016	8	PETERSON ALBERT	533 E PINE			
021	016	9	MILGROM MICHAEL	533 E PINE			
021	016	11	MENDONCA DANIEL	1 N CHEROKEE			
021	016	12	MENDONCA DANIEL	1 N CHEROKEE			
021	016	13	BISCHOFF JAMES MARIA	511 E PINE			
021	016	0413-170-103	COSLIDGE KATHLEEN	1020 BROADWAY	STOCKTON CA	95205	
287	015	2	MOORE JB	15662 N DAVIS RD			
323	019	3	BEACON OIL CO	PO BOX 466	HANFORD CA	93230	
021	016	4	BUNNICK ROBERT ELLI	1153 N KRAV		95242	
021	016	5	JOYAL NIMAYD	20359 LOTAR CT	SAN JOSE CA	95070	
021	017	6	HELTZMAN ANNA	532 E ELM	1611	95246	
021	017	7	STAMBERG BURHARD	532 1/2 E ELM			
280	016	8	BALE JOSE ANGELINA	526 E ELM			
021	017	9	LAVEROS RUBEN CARMEN	524 E ELM			
021	017	10	CAMERON ROBERT CARMEN	524 E ELM			
021	017	11	BALE JOSE ANGELINA	37899 THURSDAY ST	FREMONT CA	94531	
274	014	12	BALE JOSE ANGELINA	520 E ELM			
021	017	13	CORRIGAN VENTURA	520 E ELM			
021	017	14	LAVEROS ROBERT	516 E ELM			
021	017	15	CORRIGAN VENTURA	516 1/2 E ELM			
218	017	0413-170-103	LYNN HENRI	PO BOX 1330		95241	
266	016	21	CORRIGAN VENTURA	7201 E RALPH RD			
021	016	0413-170-103	BALE JOSE ANGELINA	516 E PINE			
218	017	6	ADRIAN GARCIA	522 E PINE			
021	016	7	VANDERBILT EDWARD	522 1/2 E PINE			
021	016	8	LOBO				
218	017	0413-170-103	BERTSCH VICTOR	114 OTA DR		95242	
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DECLARATION OF MAILING

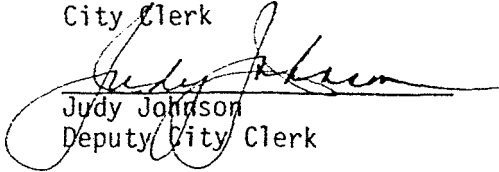
On October 5, 1988 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 5, 1988, at Lodi, California.

\_\_\_\_\_  
ALICE M. REIMCHE  
City Clerk

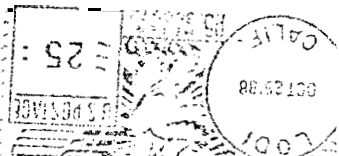
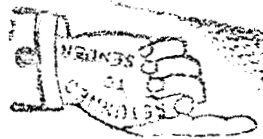
  
\_\_\_\_\_  
Judy Johnson  
Deputy City Clerk

DEC/01  
TXTA.02D

Edward Vandehy  
522-1/2 E. Pine St.  
Lodi, CA 95240

**CITY OF LODI**  
CITY HALL, 221 W. PINE ST.  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910

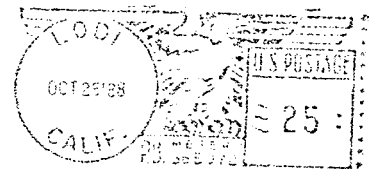
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NO FORWARDING ORDER ON FILE  
UNABLE TO FORWARD

# CITY OF LODI

CITY HALL, 221 W. PINE ST  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910



Pine Street Properties  
901 Campisi Way  
Campbell, CA 95008

